

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		OVERLOOK RD, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MCMANUS JOHN BARRY ETAL/ TRS		
Owner 2:	MCMANUS-GOLDEN FAMILY 2021		
Owner 3:	REVOCABLE TRUST		
Street 1:	183 OVERLOOK ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	Y
		Type:	

## PREVIOUS OWNER

Owner 1: MC MANUS JOHN--ETAL -		
Owner 2: GOLDEN ANDREA M -		
Street 1: 183 OVERLOOK ROAD		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	
Total AC/HA: 0.15152			Total SF/SM: 6600		Parcel LUC: 101		One Family			Prime NB Desc		ARLINGTON						Total:		432,598	Spl Credit				Total:		432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6600.000	385,900		432,600	818,500		65958
							GIS Ref
							GIS Ref
Total Card	0.152	385,900		432,600	818,500	Entered Lot Size	
Total Parcel	0.152	385,900		432,600	818,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		487.20	/Parcel: 487.20	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	385,900	0	6,600.	432,600	818,500		Year end	12/23/2021	<b>PRINT</b>	
2021	101	FV	372,800	0	6,600.	432,600	805,400		Year End Roll	12/10/2020		
2020	101	FV	372,800	0	6,600.	432,600	805,400	805,400	Year End Roll	12/18/2019	Date	Time
2019	101	FV	298,600	0	6,600.	438,800	737,400	737,400	Year End Roll	1/3/2019	12/30/21	06:51:35
2018	101	FV	298,600	0	6,600.	327,500	626,100	626,100	Year End Roll	12/20/2017	<b>LAST REV</b>	
2017	101	FV	298,600	0	6,600.	296,600	595,200	595,200	Year End Roll	1/3/2017	Date	Time
2016	101	FV	298,600	0	6,600.	284,300	582,900	582,900	Year End	1/4/2016	08/04/21	12:10:11
2015	101	FV	275,700	0	6,600.	241,000	516,700	516,700	Year End Roll	12/11/2014	mmcmakin	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Meas/Inspect	BS	Barbara S
12/13/2008	Meas/Inspect	372	PATRIOT
7/27/2005	Inspected	BR	B Rossignol
1/22/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
10/22/1999	Measured	264	PATRIOT
8/2/1991		JK	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_\_/\_\_\_/\_\_\_



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	65958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/30/21	06:51:35

**LAST REV**

Date	Time
08/04/21	12:10:11

mmcmakin
8172

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## ATION

